

## Town of Fairfield Zoning Board and Planning Commission Minutes 4.6.15

### In Attendance

Zoning Administrator: Alisha LaRocque

Board members: Albert Tetreault, Jerry Yates, Melissa Manson

Observing: Aaron Forbes

Public: Dan Rogers, Connie Rogers

### 8pm Meeting Opened

Discussion on Compliance of Permit use for Dan and Connie Rogers. The board reviewed that the permit submitted and approved included dimension for a slab that is not present or the garage that was approved as well. Dan spoke to the board about the financial aspect not meeting his goal to fully develop as planned. The board reviewed the current dwelling, and found it to be in compliance with the Zoning bylaws. The Rogers were reminded that if they are able to come up with the means to finish the garage they could write a request for an extension for the permit that was approved for them in 2014.

Rogers exited the meeting.

Questions from Aaron Forbes about enforcement, board reviewed policy and procedures.

### Discussion of the Branon Subdivision

Albert motioned to set dates for finalizing the subdivision, Melissa Seconded motions dates are:

**PLAT PREVIEW DATE** Monday May 4<sup>th</sup> 2015, Abutters will be notified by mail, warning in paper and warnings hung in public view.

**FINAL PLAT REVIEW** Monday June 1<sup>st</sup> 2015.

Discussion of the TOWN PLAN MEETING- edits, comments, public response, and reviewing the TIME LINE given to us by NWRPC.

### REVIEW NEW BUSINESS

- Cedric White permitted to rebuild, fees waived due to circumstances
- Randy Callan- pumpkin village rd. Addition permitted
- Flack Family Farm- no need for accessory use permit for home occupation, they are considered Agricultural/Farm.
- update board on permits otherwise issued: decks, garage.

### DISCUSSION OF ZONING FEES

- Consider changing fee scales- current fees staying the same

- Adding fee for Certificate of Occupancy – averaged from other towns was about \$85, Fairfield will begin to Charge the same \$85; \$10 goes to recording \$75 to Zoning
- Adding fee for Certificate of Compliance- inspection to be completed by ZA and a witness to ensure the permitted size and use is in compliance with the approved permit.

Discussion of the current Subdivision and Zoning Regulations, ZA suggested to the board updating them to mirror the new town plan that will be effective this year. To include subdivision regulations for agricultural subdivisions. Updating VSA references and to include the certificate of compliance. Certificate of compliance will make enforcement task easier for the future. Suggestion made that the witness be a lister from Fairfield.

Jerry Yates suggested that the driveway requirements be addressed as well, that the culverts should be 40 foot.

More research to be made into grants for this project.

Reviewed minutes from March 2<sup>nd</sup> and March 23<sup>rd</sup>. Melissa added Corrections found to the spelling of Branon in the minutes of 3.2 Brannon should be Branon. Correction to minutes from 3.23 second Higgins present during the public meeting was Phil Higgins, first name was previously unlisted.

Question as to attendance of Mr. Magnon, and his intent to stay with the board or not. And if not when would Aaron like to commit to the board. Further discussion needed.

Meeting adjourned